

# **PASADENA RIDGE**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 8, 2025**

**BOARD OF SUPERVISORS**

**SPECIAL MEETING  
AGENDA**

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**Pasadena Ridge Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

May 1, 2025

**ATTENDEES:**

**Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.**

Board of Supervisors  
Pasadena Ridge Community Development District

Dear Board Members:

The Board of Supervisors of the Pasadena Ridge Community Development District will hold a Special Meeting on May 8, 2025 at 1:30 p.m., or as soon thereafter as the matter may be heard, at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Andrew Hostetler [Seat 5]
4. Consideration of Appointment of Carmen Perry to Fill Unexpired Term of Seat 5; *Term Expires November 2026*
  - Administration of Oath of Office *(the following to be provided under separate cover)*
    - A. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
    - B. Membership, Obligations and Responsibilities
    - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2025-14, Electing and Removing Officers of the District and Providing for an Effective Date
6. Consideration of Resolution 2025-15, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

7. Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
8. Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date
9. Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date
10. Ratification Items
  - A. Pasco County Interlocal Agreement Regarding Non-Ad Valorem and/or Special Assessments
  - B. Pasco County Tax Collector Agreement
  - C. QGS Development, Inc. Proposal - Request for CO No.: 2 [Pasadena Ridge Ph11A, 1B, 1C]
11. Approval of Unaudited Financial Statements as of March 31, 2025
12. Approval of December 19, 2024 Public Hearing and Regular Meeting Minutes
13. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer (Interim): *Clearview Land Design*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: TBD
      - QUORUM CHECK

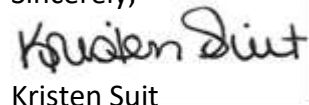
SEAT 1	GRANT STRIEPLING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	ALLISON MARTIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	PAULA ROBERTS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	BENJAMIN VIOLA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	CARMEN PERRY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

14. Board Members' Comments/Requests
15. Public Comments

16. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 943 865 3730**

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

**NOTICE OF TENDER OF RESIGNATION**

To: Board of Supervisors  
Pasadena Ridge Community Development District  
Attn: District Manager  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

From: Andrew Hostetler  
Printed Name

Date: 4/29/2025  
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Pasadena Ridge Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ personally presented at a duly noticed meeting of the Board of Supervisors, ☒ scanned and electronically transmitted to [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) or ☐ faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

  
\_\_\_\_\_  
Signature

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **4**



**PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Pasadena Ridge Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Email Address

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2025-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT  
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Pasadena Ridge Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF PASADENA RIDGE COMMUNITY DEVELOPMENT  
DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective May 8, 2025:

\_\_\_\_\_ is elected Chair  
\_\_\_\_\_ is elected Vice Chair  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of May 8, 2025:

\_\_\_\_\_ Andrew Hostetler \_\_\_\_\_ Assistant Secretary  
\_\_\_\_\_

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 8th day of May, 2025.

ATTEST:

**PASADENA RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**

## RESOLUTION 2025-15

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Pasadena Ridge Community Development District ("**District**"), prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

**DATE:** August 14, 2025

**HOUR:** 1:30 PM

**LOCATION:** Hilton Garden Inn Tampa Wesley Chapel  
26640 Silver Maple Pkwy.,  
Wesley Chapel, Florida 33544

**3. TRANSMITTAL; POSTING; NOTICE.** The District Manager is hereby directed to submit a copy of the proposed budget to the local general purpose unit(s) of government at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the manager or administrator of the local general purpose unit(s) of government for posting on the applicable website(s). Notice of this public hearing shall be published in the manner prescribed in Florida law.

**4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**5. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 8th day of May, 2025.

ATTEST:

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget



**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2026**

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
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**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Landowner contribution	80,790	6,472	75,597	82,069	644,778
Total revenues	80,790	6,472	75,597	82,069	644,778
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	42,000	20,000	22,000	42,000	48,000
Legal	25,000	7,150	17,850	25,000	25,000
Engineering	2,000	-	2,000	2,000	9,500
Audit	-	-	-	-	5,500
Arbitrage rebate calculation	-	-	-	-	750
Dissemination agent	1,500	333	1,167	1,500	2,000
Trustee	-	-	-	-	5,500
EMMA filing services	-	-	-	-	2,500
Telephone	200	100	100	200	200
Postage	500	257	243	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	1,745	5	1,750	1,750
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	750	1,454	-	1,454	2,000
Meeting room rental	-	575	-	575	2,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser/ tax collector	-	750	-	750	-
Total professional & administrative	80,790	31,864	50,205	82,069	112,290

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>Field operations</b>					
Landscape maintenance					125,000
Tree/plant replacement	-	-	-	-	15,000
Irrigation repairs	-	-	-	-	10,000
Irrigation water	-	-	-	-	5,600
Streetlights	-	-	-	-	79,200
Fountain Repairs	-	-	-	-	5,000
Street Sign Repair & Replacement	-	-	-	-	3,000
Dog Waste Station Supplies	-	-	-	-	3,000
Park Maintenance	-	-	-	-	10,000
Property Insurance	-	-	-	-	45,000
Maintenance/Repair/Cleanup	-	-	-	-	15,000
Internet	-	-	-	-	3,000
Wildlife Control	-	-	-	-	9,500
Holiday Decorations	-	-	-	-	5,000
Off Duty Deputy	-	-	-	-	20,000
Monument Maint	-	-	-	-	3,000
Aquatic maintenance	-	-	-	-	30,000
Wetland Monitoring & Maintenance	-	-	-	-	15,000
Road maintenance	-	-	-	-	2,500
Total field operations	-	-	-	-	403,800
Total expenditures	80,790	31,864	50,205	82,069	516,090
Excess/(deficiency) of revenues over/(under) expenditures	-	(25,392)	25,392	-	128,688
Fund balance - beginning (unaudited)	-	-	(25,392)	-	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(25,392)	-	-	128,688
Fund balance - ending	\$ -	\$ (25,392)	\$ -	\$ -	\$ 128,688

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Supervisors	\$ -
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording	48,000
<b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	9,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
EMMA filing services	2,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

<b>Operation management</b>	
Landscape maintenance	125,000
Tree/plant replacement	15,000
Irrigation repairs	10,000
Irrigation water	5,600
Streetlights	79,200
Fountain Repairs	5,000
Street Sign Repair & Replacement	3,000
Dog Waste Station Supplies	3,000
Park Maintenance	10,000
Property Insurance	45,000
Maintenance/Repair/Cleanup	15,000
Internet	3,000
Wildlife Control	9,500
Holiday Decorations	5,000
Off Duty Deputy	20,000
Monument Maint	3,000
Aquatic maintenance	30,000
Wetland Monitoring & Maintenance	15,000
Road maintenance	2,500
Total expenditures	<u><u>\$516,090</u></u>

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2024  
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Proposed Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2026
<b>REVENUES</b>					
Assessment levy: off-roll	-	-	-	-	887,469
Interest	-	8,421	-	8,421	-
Total revenues	-	8,421	-	8,421	887,469
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	200,000
Interest	-	-	245,289	245,289	689,875
Cost of issuance	-	193,168	-	193,168	-
Total expenditures	-	193,168	245,289	438,457	889,875
Excess/(deficiency) of revenues over/(under) expenditures	-	(184,747)	(245,289)	(430,036)	(2,406)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	1,498,800	-	1,498,800	-
Original issue discount	-	(267,500)	-	(267,500)	-
Total other financing sources/(uses)	-	1,231,300	-	1,231,300	-
Net increase/(decrease) in fund balance	-	1,046,553	(245,289)	801,264	(2,406)
Fund balance:					
Beginning fund balance (unaudited)	-	(2,026)	1,044,527	(2,026)	799,238
Ending fund balance (projected)	\$ -	\$1,044,527	\$ 799,238	\$ 799,238	796,832
Use of fund balance:					
Debt service reserve account balance (required)					(443,734)
Interest expense - November 1, 2026					(340,588)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 12,510</u>

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/25			344,937.50	344,937.50	13,375,000.00
05/01/26	200,000.00	4.350%	344,937.50	544,937.50	13,175,000.00
11/01/26			340,587.50	340,587.50	13,175,000.00
05/01/27	210,000.00	4.350%	340,587.50	550,587.50	12,965,000.00
11/01/27			336,020.00	336,020.00	12,965,000.00
05/01/28	220,000.00	4.350%	336,020.00	556,020.00	12,745,000.00
11/01/28			331,235.00	331,235.00	12,745,000.00
05/01/29	230,000.00	4.350%	331,235.00	561,235.00	12,515,000.00
11/01/29			326,232.50	326,232.50	12,515,000.00
05/01/30	240,000.00	4.350%	326,232.50	566,232.50	12,275,000.00
11/01/30			321,012.50	321,012.50	12,275,000.00
05/01/31	250,000.00	4.350%	321,012.50	571,012.50	12,025,000.00
11/01/31			315,575.00	315,575.00	12,025,000.00
05/01/32	260,000.00	5.050%	315,575.00	575,575.00	11,765,000.00
11/01/32			309,010.00	309,010.00	11,765,000.00
05/01/33	275,000.00	5.050%	309,010.00	584,010.00	11,490,000.00
11/01/33			302,066.25	302,066.25	11,490,000.00
05/01/34	290,000.00	5.050%	302,066.25	592,066.25	11,200,000.00
11/01/34			294,743.75	294,743.75	11,200,000.00
05/01/35	305,000.00	5.050%	294,743.75	599,743.75	10,895,000.00
11/01/35			287,042.50	287,042.50	10,895,000.00
05/01/36	320,000.00	5.050%	287,042.50	607,042.50	10,575,000.00
11/01/36			278,962.50	278,962.50	10,575,000.00
05/01/37	335,000.00	5.050%	278,962.50	613,962.50	10,240,000.00
11/01/37			270,503.75	270,503.75	10,240,000.00
05/01/38	355,000.00	5.050%	270,503.75	625,503.75	9,885,000.00
11/01/38			261,540.00	261,540.00	9,885,000.00
05/01/39	370,000.00	5.050%	261,540.00	631,540.00	9,515,000.00
11/01/39			252,197.50	252,197.50	9,515,000.00
05/01/40	390,000.00	5.050%	252,197.50	642,197.50	9,125,000.00
11/01/40			242,350.00	242,350.00	9,125,000.00
05/01/41	410,000.00	5.050%	242,350.00	652,350.00	8,715,000.00
11/01/41			231,997.50	231,997.50	8,715,000.00
05/01/42	430,000.00	5.050%	231,997.50	661,997.50	8,285,000.00
11/01/42			221,140.00	221,140.00	8,285,000.00
05/01/43	455,000.00	5.050%	221,140.00	676,140.00	7,830,000.00
11/01/43			209,651.25	209,651.25	7,830,000.00
05/01/44	480,000.00	5.050%	209,651.25	689,651.25	7,350,000.00
11/01/44			197,531.25	197,531.25	7,350,000.00
05/01/45	505,000.00	5.375%	197,531.25	702,531.25	6,845,000.00
11/01/45			183,959.38	183,959.38	6,845,000.00



**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/46	530,000.00	5.375%	183,959.38	713,959.38	6,315,000.00
11/01/46			169,715.63	169,715.63	6,315,000.00
05/01/47	560,000.00	5.375%	169,715.63	729,715.63	5,755,000.00
11/01/47			154,665.63	154,665.63	5,755,000.00
05/01/48	590,000.00	5.375%	154,665.63	744,665.63	5,165,000.00
11/01/48			138,809.38	138,809.38	5,165,000.00
05/01/49	625,000.00	5.375%	138,809.38	763,809.38	4,540,000.00
11/01/49			122,012.50	122,012.50	4,540,000.00
05/01/50	660,000.00	5.375%	122,012.50	782,012.50	3,880,000.00
11/01/50			104,275.00	104,275.00	3,880,000.00
05/01/51	695,000.00	5.375%	104,275.00	799,275.00	3,185,000.00
11/01/51			85,596.88	85,596.88	3,185,000.00
05/01/52	735,000.00	5.375%	85,596.88	820,596.88	2,450,000.00
11/01/52			65,843.75	65,843.75	2,450,000.00
05/01/53	775,000.00	5.375%	65,843.75	840,843.75	1,675,000.00
11/01/53			45,015.63	45,015.63	1,675,000.00
05/01/54	815,000.00	5.375%	45,015.63	860,015.63	860,000.00
11/01/54			23,112.50	23,112.50	860,000.00
05/01/55	860,000.00	5.375%	23,112.50	883,112.50	-
11/01/55				-	-
<b>Total</b>	<b>13,375,000.00</b>		<b>13,779,973.95</b>	<b>27,154,973.95</b>	

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

<b>Landowner Contribution (GF) and Off-Roll Assessments (DS)</b>							
							<b>FY 2025</b>
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Cost per Unit</b>	<b>FY 2026 Field Ops Cost per Unit</b>	<b>FY 2026 Total O&amp;M Cost per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>Total Assessment per Unit</b>
TH	0	\$ -	\$ -	\$ -	\$ -	\$ -	n/a
SF 32'	92	41.49	611.31	652.80	1,018.84	1,018.84	n/a
SF 40'	154	51.86	764.14	816.00	1,273.54	1,273.54	n/a
SF 50'	187	64.83	955.17	1,020.00	1,591.93	1,591.93	n/a
SF 60'	80	77.80	1,146.20	1,224.00	1,910.32	1,910.32	n/a
SF 70'	66	90.76	1,337.24	1,428.00	2,228.70	2,228.70	n/a
<b>Total</b>	<b>579</b>						

<b>Landowner Contribution (GF)</b>							
							<b>FY 2025</b>
<b>Product/Parcel</b>	<b>Units</b>	<b>FY 2026 Admin Cost per Unit</b>	<b>FY 2026 Field Ops Cost per Unit</b>	<b>FY 2026 Total O&amp;M Cost per Unit</b>	<b>FY 2026 DS Assessment per Unit</b>	<b>FY 2026 Total Assessment per Unit</b>	<b>Total Assessment per Unit</b>
TH	178	\$ 22.69	\$ -	\$ 22.69	\$ -	\$ -	n/a
SF 32'	-	41.49	-	41.49	-	-	n/a
SF 40'	394	51.86	-	51.86	-	-	n/a
SF 50'	577	64.83	-	64.83	-	-	n/a
SF 60'	160	77.80	-	77.80	-	-	n/a
SF 70'	20	90.76	-	90.76	-	-	n/a
<b>Total</b>	<b>1,329</b>						
	<b>1,908</b>						

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2025-16**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Pasadena Ridge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8th day of May, 2025.

ATTEST:

**PASADENA RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Hilton Garden Inn Tampa Wesley Chapel</i> <i>26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2025	Regular Meeting	1:30 PM
November 13, 2025	Regular Meeting	1:30 PM
December 11, 2025	Regular Meeting	1:30 PM
January 8, 2026	Regular Meeting	1:30 PM
February 12, 2026	Regular Meeting	1:30 PM
March 12, 2026	Regular Meeting	1:30 PM
April 9, 2026	Regular Meeting	1:30 PM
May 14, 2026	Regular Meeting	1:30 PM
June 11, 2026	Regular Meeting	1:30 PM
July 9, 2026	Regular Meeting	1:30 PM
August 13, 2026	Regular Meeting	1:30 PM
September 10, 2026	Regular Meeting	1:30 PM

**NOTE:** All Meetings of the District's Board of Supervisors, which **shall include a minimum of four (4) times per year during evening hours**, must be open to the public and governed by the Government -in-the Sunshine requirements of Chapter 286, Florida Statutes.

# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RESOLUTION 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2024/2025 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Pasadena Ridge Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt the Fiscal Year 2024/2025 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**1. ADOPTING FISCAL YEAR 2024/2025 ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024/2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**2. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 8th day of May, 2025.

ATTEST:

**PASADENA RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
<b>LOCATION</b> <i>Hilton Garden Inn Tampa Wesley Chapel</i> <i>26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
June 12, 2025	Regular Meeting	1:30 PM
July 10, 2025	Regular Meeting	1:30 PM
August 14, 2025	Regular Meeting <i>Adoption of FY2026 Budget</i>	1:30 PM
September 11, 2025	Regular Meeting	1:30 PM

**NOTE:** All Meetings of the District's Board of Supervisors, which **shall include a minimum of four (4) times per year during evening hours**, must be open to the public and governed by the Government -in-the Sunshine requirements of Chapter 286, Florida Statutes.



# **PASADENA RIDGE**

## **COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RESOLUTION 2025-04**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Pasadena Ridge Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s local records office shall be located as follows:

**LOCATION:**

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**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

**PASADENA RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS A**



<b>Transaction # 8790173</b>	
Cashier:	RMM
Paid By:	PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT PO BOX 810038 BOCA RATON, FL 33481
Posted Date:	02/26/2025 04:32PM
Num. Items:	1
Total Tendered:	\$700.00
Receipt #:	25-1301-001581
Status:	Complete
Batch:	1111943
Location:	Dade City
Drawer:	1301

<b>Receipt</b>				
Item	Details	Receipt Date	Due	Paid
Miscellaneous (Non-Ads/ CDDs)	PASADENA RIDGE CDD PASADENA RIDGE CDD	02/26/2025	\$700.00	\$700.00
Total:			\$700.00	\$700.00
<b>Payment</b>		<b>Paid</b>		
Check	Chk#010000	\$700.00		
Balance:		\$0.00		

"Thank you for allowing us to serve you."

**INTERLOCAL AGREEMENT BETWEEN  
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT  
AND THE PASCO COUNTY TAX COLLECTOR  
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

THIS INTERLOCAL AGREEMENT (the "Agreement"), made and entered into in duplicate this 27<sup>th</sup> day of February, 2025, by and between **PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the State of Florida (hereinafter the "District"), whose address is 2300 Glades Rd, Suite 410W, Boca Raton, FL 33431 and the **PASCO COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 14236 6th Street, Dade City, Florida 33523.

**WITNESSETH:**

WHEREAS, the District is authorized to impose special assessments for non ad valorem assessments and by Ordinance Number 24-35 adopted the 6th day of August, 2024, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 and Section 190.011(14), Florida Statutes for the notice, levy, collection and enforcement of the annual District assessments; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non ad valorem assessments from a delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax Collector, thereby hopefully producing positive economic benefits to the District; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to

promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District's non ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting its non ad valorem assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## ARTICLE I

### Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non ad valorem assessments levied by the District; and to include compensation by the District to the Tax Collector, pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non merger of any non ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes; and to address the reimbursement of the necessary administrative costs, including but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and



enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

## **Article II**

### **Term**

The Term of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on December 31, 2026. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to December 31st of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the District shall inform the Tax Collector, as well as the Pasco County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the District intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non ad valorem assessments referred to in this Agreement.

## **ARTICLE III**

### **Compliance With Laws And Regulations**

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non ad valorem assessments, and any ordinances promulgated by District not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly

promulgated pursuant to these statutes by the Department of Revenue.

#### ARTICLE IV

##### Duties and Responsibilities of the District

The District agrees, covenants and contracts to:

- (a) Be solely responsible for imposing and levying valid non ad valorem assessments.
- (b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the District hereunder.
- (c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- (d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (e) Pay for or, alternatively, to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.
- (f) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the new Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.



(g) By July 7, of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the preliminary non ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10<sup>th</sup> of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(h) By September 15<sup>th</sup> of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the final non ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10<sup>th</sup> of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(i) The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

(j) The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

## **ARTICLE V**

### **Duties of the Tax Collector**

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non ad valorem assessments for the District pursuant to Section 197.3632 and 197.3635, Florida Statutes and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions, adopted by the District, so long as said ordinances and resolutions shall clearly state the District's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) Tax Collector shall collect the non ad valorem assessments of District as certified no later than September 15, of each calendar year on compatible electronic medium, tied to the property identification number of each parcel, and in the format used by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.

(c) The Tax Collector agrees to cooperate with the District in the implementation of the Uniform Collection Method for collection and enforcing non ad valorem assessments pursuant to Section 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non ad valorem assessment roll that is not officially certified by the District by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

(d) If the Tax Collector discovers errors or omissions on such roll, he may request the District to file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate mailing for the non ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.



## ARTICLE VI

### Miscellaneous

(a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

To the Tax Collector:

Pasco County Tax Collector  
Attn: Mike Fasano, or his successor  
P.O. Box 276  
Dade City, Florida 33526-0276

with a copy to:

Pasco County Property Appraiser  
Attn: Mike Wells, Jr., or his successor  
P.O. Box 401  
Dade City, Florida 33526-0401

To the District:

Pasadena Ridge Community development district  
Attn: \_\_\_\_\_  
2300 Glades Rd. Suite 410 W  
Boca Raton, Florida 33431

with copy to:

\_\_\_\_\_  
Attn: \_\_\_\_\_  
\_\_\_\_\_, Florida \_\_\_\_\_

(b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party.

(c) Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this

Agreement.

(d) Time is of the essence of this Agreement and of each provision hereof.

(e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.

(f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.

(g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Pasco County, Florida.

(h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.

(i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.

(j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

(k) If any clause or provision of this Agreement is found to be illegal, invalid, or

unenforceable under present or future laws effective during the Term or any renewal period of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.

(1) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

WITNESS:

  
\_\_\_\_\_

Timothy Green

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

By: 

CHAIRPERSON

Date

1/24/25

WITNESS:

Janet Oroz

Janet Oroz

**"TAX COLLECTOR"**

**PASCO COUNTY TAX COLLECTOR,**  
a constitutional officer of the state of Florida

By: 

MIKE FASANO, TAX COLLECTOR

Date

12/22/25

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS B**





**MIKE FASANO**

**TAX COLLECTOR**  
**PASCO COUNTY FLORIDA**

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

January 23, 2025

Audrey Paternoster  
Financial Services  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33481

Re: Agreement for PASADENA RIDGE Community Development District, Ordinance No. 2024-35

Dear Ms. Paternoster:

This will acknowledge receipt of the District's above referenced ordinance dated August 6th, 2024.

Chapter 197.3632(2) F.S. provides that a written agreement be executed by the Tax Collector and local governing board as a prerequisite to the collection of a non-ad valorem assessment. Our policy requires payment of a non-refundable administrative fee in the amount of \$700.00 each with the submission of the contracts.

Attached is the original contract. Please execute two copies and return to me together with your check in the amount of \$700.00. I will execute and return an original to you. We must receive the contract and payment no later than March 1, 2025, in order to collect the assessment on the 2025 tax roll.

Thank you for your cooperation.

Best wishes,

Mike Fasano  
Tax Collector

MF/jlo  
Enclosure

cc: Tim Couet, Chief Deputy Tax Collector  
Abby Noyes, Director of Finance  
Jody Grove, Director of IT  
Michele Musser, Tax Manager

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165

CENTRAL PASCO GOVERNMENT CENTER  
LAND O'LAKE  
TELEPHONE 813.235.6020

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020



**INTERLOCAL AGREEMENT BETWEEN  
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT  
AND THE PASCO COUNTY TAX COLLECTOR  
REGARDING NON-AD VALOREM AND/OR SPECIAL ASSESSMENTS**

**THIS INTERLOCAL AGREEMENT** (the "Agreement"), made and entered into in duplicate this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**, a political subdivision of the State of Florida (hereinafter the "District"), whose address is 2300 Glades Rd, Suite 410W, Boca Raton, FL 33431 and the **PASCO COUNTY TAX COLLECTOR**, a constitutional officer of the state of Florida (hereinafter the "Tax Collector"), whose address is 14236 6th Street, Dade City, Florida 33523.

**WITNESSETH:**

WHEREAS, the District is authorized to impose special assessments for non ad valorem assessments and by Ordinance Number 24-35 adopted the 6th day of August, 2024, has expressed its intent to use the uniform method of notice, levy, collection and enforcement of assessments (hereinafter referred to as the "Uniform Collection Method"), as authorized by Section 197.3632 and Section 190.011(14), Florida Statutes for the notice, levy, collection and enforcement of the annual District assessments; and

WHEREAS, the Uniform Collection Method, with its enforcement provisions, including the sale of tax certificates and issuance of tax deeds in the event of enforcing against any delinquencies, is believed to be a fairer methodology to collect non ad valorem assessments from a delinquent property owner than traditional lien foreclosure methodology; and

WHEREAS, the Uniform Collection Method is believed to be a more efficient manner of collection due to the fact that the assessment will be placed on the tax notice issued by the Tax Collector, thereby hopefully producing positive economic benefits to the District; and

WHEREAS, the Uniform Collection Method is believed to eliminate confusion and to

promote local government accountability; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Tax Collector for reimbursement of necessary administrative costs incurred in implementing the Uniform Collection Method; and

WHEREAS, Section 197.3632(7), Florida Statutes, provides that the District shall bear all costs associated with any separate notice in the event Tax Collector is unable to merge the District's non ad valorem assessments roll with the ad valorem tax roll to produce the annual tax notice; and

WHEREAS, Section 197.3632(8)(c), Florida Statutes, provides that the District shall compensate the Tax Collector pursuant to the provisions of Section 192.091(2)(b)(2), Florida Statutes, or the Tax Collector at its option shall be compensated for collecting its non ad valorem assessments based on the actual costs of collection, whichever is greater.

NOW, THEREFORE, for and in consideration of the foregoing as well as the mutual terms, covenants and conditions herein contained, the parties do contract and agree as follows:

## **ARTICLE I**

### Purpose

The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall collect, and enforce the collection of, those certain non ad valorem assessments levied by the District; and to include compensation by the District to the Tax Collector, pursuant to Section 197.3632(8)(c), Florida Statutes, for any costs involved in separate mailings because of non merger of any non ad valorem assessment roll as certified by the District, pursuant to Section 197.3632(7), Florida Statutes; and to address the reimbursement of the necessary administrative costs, including but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and

enforcement duties imposed upon the Tax Collector by the Uniform Collection Method, as provided in Section 197.3632(2), Florida Statutes.

## **Article II**

### **Term**

The Term of this Agreement shall commence on the date that this Agreement is executed by both parties hereto and shall continue through and end on December 31, 2026. Thereafter, this Agreement shall automatically be renewed for successive periods, not to exceed one (1) year each, unless the parties hereto, prior to December 31st of any year, have negotiated and executed a subsequent written agreement providing for the continuation of such collection by the Tax Collector, under such terms and conditions as may then be imposed by said subsequent agreement. Notwithstanding the foregoing, the District shall inform the Tax Collector, as well as the Pasco County Property Appraiser and the Florida Department of Revenue, by January 10th, in any calendar year if the District intends to discontinue using, in the following calendar year, the Uniform Collection Method of collecting the non ad valorem assessments referred to in this Agreement.

## **ARTICLE III**

### **Compliance With Laws And Regulations**

The parties hereto shall abide by all statutes, rules and regulations pertaining to the levy and collection of non ad valorem assessments, and any ordinances promulgated by District not inconsistent with, nor contrary to, the provisions of Section 197.3632, Florida Statutes, and Section 197.3635, Florida Statutes, and any subsequent amendments to said statutes, and any rules duly



promulgated pursuant to these statutes by the Department of Revenue.

#### **ARTICLE IV**

##### Duties and Responsibilities of the District

The District agrees, covenants and contracts to:

- (a) Be solely responsible for imposing and levying valid non ad valorem assessments.
- (b) Indemnify and hold Tax Collector harmless from any and all claims, liability, loss damage, expense, suits, judgments, counsel fees and/or costs relating to any imposition or levy by the District hereunder.
- (c) Compensate the Tax Collector pursuant to Section 197.3632(8)(c), Florida Statutes, as opted by the Tax Collector on an annual basis during the term of this Agreement.
- (d) Reimburse Tax Collector for necessary costs for the collection and enforcement of the applicable non ad valorem assessments by the Tax Collector under the new uniform law, pursuant to Section 197.3632(2), Florida Statutes, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
- (e) Pay for or, alternatively, to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non ad valorem assessment roll certified by the District pursuant to Section 197.3632(7), Florida Statutes.
- (f) The District, upon being timely billed, shall pay directly for necessary advertising relating to implementation of the new Uniform Collection Method pursuant to Sections 197.3632 and 197.3635, Florida Statutes, and any applicable rules promulgated by the Department of Revenue thereunder.

(g) By July 7, of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the preliminary non ad valorem assessment roll for publication on the Notice of Proposed Property Taxes (also known as the TRIM Notice). The preliminary non ad valorem assessment roll must be submitted on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. Accompanying the preliminary non ad valorem assessment roll shall be public hearing information for inclusion on the Notice of Proposed Property Taxes. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10<sup>th</sup> of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(h) By September 15th of each calendar year, the Chairperson of the governing board of District, or his/her designee, shall officially certify to the Property Appraiser the final non ad valorem assessment roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance in format to that contained on the ad valorem tax rolls submitted by the Property Appraiser to the Department of Revenue. The District shall post the non ad valorem assessment for each parcel on the said non ad valorem assessment roll and shall exercise its responsibility that such non ad valorem assessment roll be free of errors and omissions. The District shall inform the Tax Collector, as well as the Property Appraiser and the Department of Revenue by January 10th of any year, if it intends to discontinue using the Uniform Collection Method in the following calendar year.

(i) The District agrees to cooperate with the Tax Collector to implement the Uniform Collection Method pursuant to, and consistent with, all the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

(j) The District agrees that, as to any cost, fee or expense to be paid or reimbursed to Tax Collector hereunder, Tax Collector may, at its option, deduct the same from any disbursement to the District.

## **ARTICLE V**

### Duties of the Tax Collector

(a) The Tax Collector shall merge all rolls, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non ad valorem assessments for the District pursuant to Section 197.3632 and 197.3635, Florida Statutes and their successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions, adopted by the District, so long as said ordinances and resolutions shall clearly state the District's intent to use the Uniform Collection Method for collecting such assessments and so long as they are further not inconsistent with, or contrary to, the provisions of Section 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

(b) Tax Collector shall collect the non ad valorem assessments of District as certified no later than September 15, of each calendar year on compatible electronic medium, tied to the property identification number of each parcel, and in the format used by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue and if free of errors or omissions.



(c) The Tax Collector agrees to cooperate with the District in the implementation of the Uniform Collection Method for collection and enforcing non ad valorem assessments pursuant to Section 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any such non ad valorem assessment roll that is not officially certified by the District by September 15th of each calendar year on compatible electronic medium tied to the property identification number and in the format used by the Property Appraiser on the ad valorem roll submitted to the Department of Revenue.

(d) If the Tax Collector discovers errors or omissions on such roll, he may request the District to file a corrected roll or a correction of the amount of any assessment and the District shall bear the costs of any such error or omission.

(e) If Tax Collector determines that a separate mailing is authorized pursuant to Section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non ad valorem assessment or shall direct the District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to the District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of the delay in multiple notices. If such a separate mailing is effected, the District shall bear all costs associated with the separate mailing for the non ad valorem assessment that could not be merged, upon timely billing by the Tax Collector.

## ARTICLE VI

### Miscellaneous

(a) Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered or given when (i) actually received or (ii) signed for or "refused" as indicated on the postal service return receipt. Delivery may be by personal delivery, courier service, overnight courier, certified or registered mail, return receipt requested, addressed to the parties hereto at the respective addresses set out opposite their names below, or at such other addresses as they may hereafter specify by written notice delivered in accordance herewith:

To the Tax Collector:

Pasco County Tax Collector  
Attn: Mike Fasano, or his successor  
P.O. Box 276  
Dade City, Florida 33526-0276

with a copy to:

Pasco County Property Appraiser  
Attn: Mike Wells, Jr., or his successor  
P.O. Box 401  
Dade City, Florida 33526-0401

To the District:

Attn: \_\_\_\_\_  
\_\_\_\_\_, Florida \_\_\_\_\_

with copy to:

Attn: \_\_\_\_\_  
\_\_\_\_\_, Florida \_\_\_\_\_

(b) This Agreement may not be assigned by either party without the prior written consent from the non-assigning party.

(c) Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach, and shall not be construed to be a modification of the terms of this



Agreement.

(d) Time is of the essence of this Agreement and of each provision hereof.

(e) In the event of litigation to enforce any part of this Agreement, the prevailing party shall be entitled to recover from the other party or parties a reasonable attorneys' fee (both at the trial and appellate levels) and costs.

(f) The paragraph headings as herein used are for convenience or reference only and shall not be deemed to vary the content of this Agreement or the covenants.

(g) This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The designated venue for any action or lawsuit pertaining to this Agreement shall be the state courts located in Pasco County, Florida.

(h) The parties hereto agree that they have had the opportunity to consult with their respective counsels in this matter and hereby acknowledge that both have sought and received the advice of their respective counsels in connection with the meaning and import of each provision of this Agreement. As a result, both parties hereby enter into this Agreement with full understanding of the terms and conditions contained herein.

(i) This Agreement may not be amended, modified or revised unless in a written addendum signed by the authorized representatives of both parties. Any other attempt at amending, modifying or revising this Agreement shall be null, void and of no force or effect.

(j) The parties hereto represent and warrant to the other that (a) they are duly organized, qualified and existing entities under the laws of the state of Florida, and (b) all appropriate authority exists so as to duly authorize the persons executing this Agreement to so execute the same and fully bind the party on whose behalf they are executing.

(k) If any clause or provision of this Agreement is found to be illegal, invalid, or

unenforceable under present or future laws effective during the Term or any renewal period of this Agreement, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby.

(l) This Agreement constitutes the sole and entire understanding between the parties hereto and supersedes all prior representations, agreements and understandings between the parties related to the subject matter hereof.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in duplicate for the uses and purposes expressed herein on the day and year first above written.

WITNESS:

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
Date

WITNESS:

**"TAX COLLECTOR"**

**PASCO COUNTY TAX COLLECTOR,**  
a constitutional officer of the state of Florida

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
MIKE FASANO, TAX COLLECTOR

\_\_\_\_\_  
Date

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**RATIFICATION**  
**ITEMS C**



1450 S. Park Road  
Plant City, FL  
Ph: (813) 634-3326 Fax: (813) 634-1733

## Proposal-Request for CO

Proposal Submitted To:  
To: Pasadena Ridge Community  
Development District  
4065 Crescent Park Drive  
Riverview, FL 33578

Work To Be Performed At  
Pasadena Ridge Ph 1A, 1B, 1C  
East Of Handcart Road  
Zephyrhills, FL  
QGS Job #24-7296

Date: 1/3/2025

Proposal/Request for CO No.: 2

	Units	UOM	Unit Price	Amount
<b>PUMP REVISION</b>				
P&P Bond	1	LS	\$ 177,149.42	\$ 177,149.42
Per attached				
<b>Total Proposal/Request for CO Total</b>				<b>\$ 177,149.42</b>

The above work to be completed:

\*\*\*\*\*As Indicated Above\*\*\*\*\*

With payments made as follows: **Per Contract**

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

### ACCEPTANCE OF PROPOSAL/REQUEST FOR CHANGE ORDER

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: \_\_\_\_\_

Date: 2/10/25

Owner or Representative

Signature: Rosaura Aragon Pecina

Date: 1/3/2025

QGS Development, Inc.

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2025**

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 11,355	\$ -	\$ -	\$ 11,355
Investments				
Revenue	-	2,111	-	2,111
Reserve	-	447,311	-	447,311
Interest	-	594,985	-	594,985
Construction	-	-	5,046,700	5,046,700
Cost of issuance	-	10,425	-	10,425
Due from Landowner	16,979	6,253	1,511	24,743
Total assets	<u>\$ 28,334</u>	<u>\$ 1,061,085</u>	<u>\$ 5,048,211</u>	<u>\$ 6,137,630</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 25,742	\$ 8,279	\$ 1,511	\$ 35,532
Due to Landowner	-	8,279	1,511	9,790
Accrued contracts payable	-	-	3,047,686	3,047,686
Retainage payable	-	-	479,363	479,363
Landowner advance	11,755	-	-	11,755
Total liabilities	<u>37,497</u>	<u>16,558</u>	<u>3,530,071</u>	<u>3,584,126</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	16,979	-	-	16,979
Total deferred inflows of resources	<u>16,979</u>	<u>-</u>	<u>-</u>	<u>16,979</u>
Fund balances:				
Restricted				
Debt service	-	1,044,527	-	1,044,527
Unassigned	(26,142)	-	-	(26,142)
Total fund balances	<u>(26,142)</u>	<u>1,044,527</u>	<u>1,518,140</u>	<u>2,536,525</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 28,334</u>	<u>\$ 1,061,085</u>	<u>\$ 5,048,211</u>	<u>\$ 6,137,630</u>

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 6,472	\$ 80,790	8%
Total revenues	-	6,472	80,790	8%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	10,000	20,000	42,000	48%
Legal	-	7,150	25,000	29%
Engineering	-	-	2,000	0%
Dissemination agent*	333	333	1,500	22%
Telephone	16	100	200	50%
Postage	74	257	500	51%
Printing & binding	42	250	500	50%
Legal advertising	-	1,745	1,750	100%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	80	955	750	127%
Meeting room rental	-	575	-	N/A
Office supplies	499	499	-	N/A
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	11,044	31,864	80,790	39%
<b>Other fees &amp; charges</b>				
Property appraiser	750	750	-	N/A
Total other fees & charges	750	750	-	N/A
Total expenditures	11,794	32,614	80,790	40%
Excess/(deficiency) of revenues over/(under) expenditures	(11,794)	(26,142)	-	
Fund balances - beginning	(14,348)	-	-	
Fund balances - ending	\$ (26,142)	\$ (26,142)	\$ -	

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.



**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 3,454	\$ 8,421
Total revenues	<u>3,454</u>	<u>8,421</u>
<b>EXPENDITURES</b>		
Cost of issuance	-	193,168
Total expenditures	<u>-</u>	<u>193,168</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,454	(184,747)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Receipts of bond proceeds	-	1,498,800
Underwriter's discount	-	(267,500)
Total other financing sources	<u>-</u>	<u>1,231,300</u>
Net change in fund balances	3,454	1,046,553
Fund balances - beginning	1,041,073	(2,026)
Fund balances - ending	<u>\$ 1,044,527</u>	<u>\$ 1,044,527</u>

**PASADENA RIDGE  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 28,112	\$ 83,918
Total revenues	<u>28,112</u>	<u>83,918</u>
<b>EXPENDITURES</b>		
Construction costs	1,143,680	10,441,978
Total expenditures	<u>1,143,680</u>	<u>10,441,978</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,115,568)	(10,358,060)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Receipts of bond proceeds	-	11,876,200
Total other financing sources/(uses)	<u>-</u>	<u>11,876,200</u>
Net change in fund balances	(1,115,568)	1,518,140
Fund balances - beginning	2,633,708	-
Fund balances - ending	<u>\$ 1,518,140</u>	<u>\$ 1,518,140</u>

**PASADENA RIDGE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
PASADENA RIDGE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Pasadena Ridge Community Development District held a Public Hearing and Regular Meeting on December 19, 2024 at 2:00 p.m., at the Hilton Garden Inn Tampa Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, Florida 33544.

**Present:**

Allison Martin (via telephone)	Vice Chair
Andrew Hostetler	Assistant Secretary
Ben Viola	Assistant Secretary
Paula Roberts	Assistant Secretary

**Also present:**

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC
Michelle Rigoni (via telephone)	District Counsel
Toxey Hall (via telephone)	Interim District Engineer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 2:02 p.m.

Supervisors Hostetler, Roberts and Viola were present. Supervisor Martin attended via telephone. Supervisor Striepling was absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

Ms. Suit recalled that this Public Hearing was previously held but the Revised Engineer's Report is ready for inclusion; thus, it is being held again prior to closing.

**On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the Public Hearing was opened.**

**A. Affidavit/Proof of Publication**

**B. Mailed Notice to Property Owner(s)**

**C. Master Engineer's Report (for informational purposes)**

**D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)**

Ms. Suit stated Items 3C and 3D were reviewed in detail at two previous meetings and asked District Counsel if it is necessary to review them a third time. Ms. Rigoni voiced her understanding that there are no new changes since the previous meeting where the assessments were declared so Staff is not required to go over the Reports; however, for the record, since this is a Public Hearing, she will pose a few questions regarding the reports.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no adjustments to the assessment levels.

The following questions to the District Engineer were asked and answered:

**Ms. Rigoni:** In your professional opinion, were the costs provided in your Report reasonable and just for a project of this size and scope?

**Mr. Hall:** Yes, they are.

68           **Ms. Rigoni:** And do you have any reason to believe that the District cannot carry out any  
69 of the improvements in your report at this time?

70           **Mr. Hall:** No, I do not.

71           The following questions to the District Manager were asked and answered:

72           **Ms. Rigoni:** In your professional opinion, do the District lands receive special benefits  
73 from the project that is related to the Engineer's Report?

74           **Ms. Suit:** Yes.

75           **Ms. Rigoni:** Are the special assessments reasonably and fairly allocated to the lands  
76 subject to these assessments?

77           **Ms. Suit:** Yes.

78           **Ms. Rigoni:** And will the assessed lands receive special benefits which are equal to or in  
79 excess of the special assessments that is levied under your Methodology?

80           **Ms. Suit:** Yes.

81           Ms. Suit stated the revised Master Engineer's Report and the Amended and Restated  
82 Master Methodology Reports both indicate that the total number of units is 1,908.

83

84           **On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor,**  
85 **the Public Hearing was closed.**

86

87

88   **E.       Consideration of Resolution 2025-11, Authorizing District Projects for Construction**  
89 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**  
90 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**  
91 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**  
92 **Assessments by the Methods Provided for By Chapters 170, 190 And 197, Florida**  
93 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**  
94 **Making Provisions for Transfers of Real Property to Homeowners Associations,**  
95 **Property Owners Association and/or Governmental Entities; Providing for the**  
96 **Recording of an Assessment Notice; Providing for Severability, Conflicts and an**  
97 **Effective Date**

Ms. Suit presented Resolution 2025-11 and read the title.

**On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-11, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by Such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for By Chapters 170, 190 And 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Homeowners Associations, Property Owners Association and/or Governmental Entities; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date, was adopted.**

#### **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-12, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date**

Ms. Suit presented Resolution 2025-12 and read the title. This resolution sets forth the specific terms of the Series 2024 bonds that were previously issued. She noted the attached exhibits to the Resolution, including the revised Master Engineer's Report, the Final First Supplemental Special Assessment Methodology Report, the maturities and coupon of the Series 2024 bonds, the sources and uses of funds for the Series 2024 bonds and the annual debt service payment due on the Series 2024 bonds.

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-12, Making Certain Findings; Approving the Supplemental Assessment Report; Setting Forth the Terms of the Series 2024 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2024 Bonds; Levying and Allocating Assessments Securing Series 2024 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

Ms. Martin joined the meeting via telephone.

#### FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

#### SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-04, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

#### SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13, Ratifying the Actions of the District Manager and District Staff in Electing/Designating Clifton Fischer as Officer of the District and Providing for an Effective Date

Ms. Suit presented Resolution 2025-13.

The following was elected as an Officer of the District as of November 14, 2024:

Clifton "Clif" Fischer

Assistant Secretary



The following prior appointments by the Board remain unaffected by this Resolution:

Grant Striepling	Chair
Allison Martin	Vice Chair
Craig Wrathell	Secretary
Paula Roberts	Assistant Secretary
Ben Viola	Assistant Secretary
Andrew Hostetler	Assistant Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, Resolution 2025-13, Ratifying the Actions of the District Manager and District Staff in Electing/Designating Clifton Fischer as Officer of the District and Providing for an Effective Date, was adopted.

#### EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial  
Statements as of October 31, 2024

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the Unaudited Financial Statements as of October 31, 2024, were accepted.

#### NINTH ORDER OF BUSINESS

Approval of November 14, 2024 Public  
Hearings and Regular Meeting Minutes

On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor, the November 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

#### TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

B. District Engineer (Interim): Clearview Land Design

211 There were no reports from District Counsel or the District Engineer.

212 **C. District Manager: Wrathell, Hunt and Associates, LLC**

213 • **NEXT MEETING DATE: TBD**

214 ○ **QUORUM CHECK**

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216 **ELEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

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218 There were no Board Members' comments or requests.

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220 **TWELFTH ORDER OF BUSINESS**

**Public Comments**

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222 No members of the public spoke.

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224 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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226 **On MOTION by Mr. Hostetler and seconded by Ms. Roberts, with all in favor,**  
227 **the meeting adjourned at 2:15 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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239 \_\_\_\_\_  
Secretary/Assistant Secretary

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Chair/Vice Chair